



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O. Nashik Road Branch / Shri. Sachin Santwan Jayswal & others (010502/2307827) Page 2 of 25

Vastu/Nashik/09/2024/010502/2307827
 09/12-105-RYBS
 Date: 09.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-08, Second Floor, " Samarth Park ", Survey No. 99+100 D/1, Plot No. 58 to 71, C.T.S. No. 4545/ 1, Behind Diamond Residency, Sanju Nagar, off Ambad Satpur Link Rd, Village - Chunchale, Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India, belongs to **Name of Proposed Purchaser : Shri. Sachin Santwan Jayswal & Joyti.** Name of Owner : **M/s. Jadhav Builders.**

Boundaries of the property.

Boundaries	Building	Flat
North	Adj. Property	Building Side Margin
South	7.50 M Wide Colony Road(Planned 9.00 M Wide Colony Road	Passage, Staircase & Flat No.A-13
East	4.50 M Wide Pathway	Flat No.A-09
West	9.50 M Wide Pathway	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 20,52,000.00 (Rupees Twenty Lakh Fifty-Two Thousand Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBU/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Digitally signed by Manoj Chalikwar
 DN: cn=Manoj Chalikwar, o=Vastukala
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